

Flat 2, Moorland Heights Exeter Road, Winkleigh,
Devon, EX19 8HW



Offers in the region of £125,000

Property Description

A fantastic opportunity to purchase a purpose built, 2 double bedroom ground floor flat with allocated off street parking and communal garden, situated within easy walking distance to village shops, schools and leisure amenities.

Offered in excellent order throughout the property boasts an open plan kitchen/living area, two bedrooms, a bathroom and plenty of built in storage.

Further benefits include double glazed windows, secure entry-phone system and gas central heating and share of the freehold.

Likely to be of interest to first time buyers, buy-to-let investors or people looking to downsize, this easy to maintain, economical to run property will not be available for long and Howes Estates recommends your urgent attention to avoid disappointment.

Local Area

The award winning village of Winkleigh is set within the beautiful mid-Devon countryside perfectly positioned between the moors of Dartmoor National Park to the south and Exmoor National Park to the north.

The property is situated within easy walking distance of the picture postcard village square which benefits from a number of useful amenities including a good general store, a butcher's shop, a mobile fishmonger, post office, two pubs and a vets. There are two churches, a doctor's surgery, a hairdressers, two garages and a village primary school with attached pre-school group. This lively and vibrant community also has the benefit of a Community Centre and a Village Hall, being used by local clubs and classes. There is a Sports Centre with football pitch and tennis courts as well as indoor bowls and badminton. The village has the benefits of a regular bus service linking Barnstaple and Exeter and Eggesford train station is only 4 miles from the village.



Accommodation

A secure entry phone controlled door leads to a communal hallway, leading to:

Entrance Hall

A solid wooden door opens to a welcoming hall with fitted carpet, radiator, coat store cupboard and shelved airing cupboard with electric radiator.

Kitchen/Living Area 6.51m x 3.53m (21'4" x 11'6")

Open plan, having modern fitted wall/base storage cupboards & drawers, work surfaces, gas hob with extractor over, built in electric oven, stainless steel sink/drainers with mixer tap. tiled surrounds, double glazed window, vinyl flooring and space & plumbing for a washing machine.

The living area benefits from having a fitted carpet, two radiators, twin windows and tv & telephone point.

Bedroom One 3.91m x 2.90m (12'9" x 9'6")

With fitted carpet, radiator, window and tv point.

Bedroom Two 2.91m x 2.47m (9'6" x 8'1")

With fitted carpet, radiator and window.

Bathroom 2.10m x 1.72m (6'10" x 5'7")

Having a panelled bath, low level w.c, pedestal wash hand basin, tiled walls, extractor fan, window, radiator and vinyl flooring.

Parking

To the front of the building is an allocated parking space.

Communal Garden

To the rear of the building is a small communal garden area.

Services

Mains Water & Drainage

Mains Electricity

LPG Gas central Heating (Paid via monthly standing order of approximately £40 per month).

Council Tax Band 'A'

Superfast Broadband Enabled.

Agents Note:

The agent notes that neither wide angle lenses or photo editing were used in the production of these details. The agent recommends that potential purchasers book an appointment to view in order to fully appreciate all aspects of the property.

Consumer Protection from Unfair Trading Regulation

As the sellers agents we are not surveyors or conveyancing experts & as such we cannot & do not comment on the condition of the property, any apparatus, equipment, fixtures and fittings, or services or issues relating to the title or other legal issues that may affect the property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. You are advised to check the availability of any property before travelling any distance to view.

Viewing

To make an appointment to view this property please contact Howes Estates on 01837 83393

Tenure

Share of Freehold

Directions

From Howes Estates Office, walk through the square and turn left into South Street and onto Coopers Hill. Turn right onto Exeter Road. The flats will be on the right.


Winkleigh: 01837 83393 / **Holsworthy:** 01409 253946 / **Okehampton:** 01837 55755

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Company Number: 7520398



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 